



DEPARTMENT OF BUILDING & SAFETY
RESIDENTIAL TRACT
SUBMITTAL REQUIREMENTS

333 North Rancho Drive, Las Vegas NV 89106-3703

Phone: (702) 229-6251 Fax: (702) 382-1240

Two complete sets of plans are required for each model. Plans that are stamped "Preliminary" ad/or "Not for Construction" are unacceptable. Plans shall include the following:

****VERIFY ALL PLANS ARE DESIGNED TO 2018 IBC, UPC, UMC & 2017 NEC****

1.1 PLOT/SITE/PLANS

- A. Property lines or boundaries with dimensions shall be clearly identified.
- B. Submit two (2) copies of the Soil Reports.

1.2 BUILDING PLANS: (Two sets required)

- A. Plans shall be complete and shall consist of architectural, structural, electrical, plumbing and mechanical drawings, and supportive data.
- B. Plans must be drawn by a Nevada State Registered Architect or Engineer. The architect and/or engineer is responsible for the design and shall date, stamp, and sign each sheet submitted. Plans may also be drawn by a Nevada State Licensed Contractor or owner/builder when used for his own work.

1.3 STRUCTURAL PLANS AND DOCUMENTS, including but not limited to:

- A. Submit two sets of structural calculations, specifications, soils report, and other documents as required. Each set of documents shall be stamped, signed and dated by the licensed engineer who has responsible charge of these documents.
- B. Foundation:
 - (1) Foundation plan showing all footings, posts, bearing walls, slabs, basement walls, stem walls, anchor bolts and spacing, hold-downs.
 - (2) Size, depth and reinforcement of foundation.
 - (3) Post-tensioned slab foundation where required.
 - (4) Sections and details.
 - (5) Material specifications and foundation notes.

C. Framing Plans and Details:

- (1). Roof and floor framing plans showing location and spacing of trusses, joists and rafters, beams, headers, posts, trimmers, king studs, exterior and interior bearing walls, framing hardware, connections and details.
- (2) Lateral force resisting system including shear walls, rigid frames, cantilevered columns, drag struts, collectors, diaphragm, nailing schedule, hold-downs, framing hardware and connections.
- (3) Structural details depicting explicit and complete load path and shear transfer details from point of load application to vertical and lateral load resisting elements.
- (4) When trusses are to be used, framing layouts and connection details are to be included. Truss design and shop drawings prepared, stamped and signed by a Nevada licensed engineer must be submitted prior to permit issuance or [deferred application](#) must be submitted (if requested by applicant). Truss fabricator must be included in the current Clark County listing of approved truss fabricators. Truss calculations must be stamped by EOR prior to submittal as complying to the EOR design intent.

- D. General structural notes, material specifications, loading and structural design criteria are to be included with the plans.

1.4 FLOOR PLANS:

- A. Names of rooms and spaces with completed dimensions.
- B. Sizes and types of doors and windows.

1.5 EXTERIOR ELEVATIONS:

- A. Wall coverings shall be specified by components, thickness, and material specification.
- B. One-coat stucco systems require an approved applicator. Owner/builders cannot apply these systems.
- C. Roofing shall be specified by its type, manufacturer's name, and the product name.

1.6 MISCELLANEOUS DETAILS

- A. Construction features such as stairs, fireplaces, showers, sunken tubs, etc. shall be detailed on the plans.
- B. The location and size of readily accessible attic access scuttles and attic ventilation shall be shown on the plans with all necessary calculations.
- C. Attic ventilation and calculations must be shown.
- D. For room additions and remodeling of existing buildings, including mobile homes and manufactured buildings, provide plans and details of adjacent areas and connections for structural and weather resistive information.
- E. When basements are installed, provide a cross sectional detail showing materials used, water proofing of exterior side and egress window wells.

1.7 ELECTRICAL PLAN REQUIREMENTS:

- A. Provide service load calculations.
- B. Plans showing outlets, lights, smoke detectors, and other electrical equipment served.

1.8 MECHANICAL PLAN REQUIREMENTS:

- A. Heating/Cooling unit capacity, location, and working space for the following equipment:
 - (1) Evaporative cooler -- Number of Horse Power.
 - (2) Heat Pump -- tonnage and KW strip.
 - (3) Electrical AC/furnace -- total KW demand.
 - (4) Gas furnace -- BTU demand or input. Note: Access and working space must be provided for all concealed equipment.
- B. Type of duct work to be used.
 - (1) Duct insulation information.
- C. Exhaust fans -- size, type, and location.
- D. Dryer vent location.
- E. Attic mounted/roof mounted equipment to show method of support and engineering calculations if required. Access and a platform are to be detailed when a roof pitch exceeds 4:12.
- F. Tract heating/cooling load calculations must be stamped by a mechanical engineer registered in the State of Nevada.

1.9 PLUMBING PLAN REQUIREMENTS:

- A. Location, size and material specification of all water and DVW piping to be shown on the plumbing floor plan. Fixture types to be indicated with appropriate symbols. Individual fixtures and fixture groups may have pipe sizes indicated in a fixture schedule. Provide water supply fixture unit count with required meter size. UPC Table 610.4 or Appendix L.
- B. Location and size of gas piping with Btu/h demands, pipe lengths and material used.
- C. Location, type and size of water heater. Detail combustion air requirements if gas.
- D. Location and size of cleanouts to be shown.

1.10 INTERNATIONAL ENERGY CONSERVATION CODE:

- A. Provide 2018 International Energy Conservation Code calculations. Include a completed Residential Energy Schedule applied to the plans. Window values should be taken from manufacturer's NFRC label information. For windows without NFRC labels, use the listed default values. (go to www.energycodes.gov – click on ResCheck)
- B. System Analysis: "Designed and stamped/signed by a State of Nevada licensed architect or engineer.
- C. *Component performance
- D. *Prescriptive requirements

* No signature or stamp required